



Order Filed on October 5, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Caption in Compliance with D.N.J. LBR 9004-1(b)

Brenner, Spiller & Archer  
175 Richey Ave  
Collingswood, NJ 08107  
856-963-5000  
856-858-4371  
Attorney for Debtor(s)

In Re:

Thomas A. Maslowski

Case Number: 19-21722

Hearing Date: 7/23/19

Judge: KCF

Chapter: 7

Recommended Local Form:

Followed

Modified

AMENDED  
ORDER ON MOTION TO AVOID LIENS

The relief set forth on the following pages, numbered two (2) through two (2) is hereby  
**ORDERED.**

DATED: October 5, 2021

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Debtor: Thomas A. Maslowski  
Case No: 19-21722-KCF  
Caption of Order: Order on Motion to Avoid Liens

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Upon consideration of Debtor, Thomas A. Maslowski, by and through Counsel, Motion to  
Avoid Liens and for good cause shown, it is hereby;

**ORDERED** as follows:

1. The lien held by Midland Funding LLC, DJ-199028-18 is hereby avoided.  
The lien shall no longer be attached to the property located at 1534  
Princeton Ave, Trenton, NJ 08638, and the underlying debt is reclassified  
to wholly unsecured, which is subject to discharge in the underlying  
bankruptcy.
2. The amount of the judicial lien held by creditor, Santander Bank, N.A., on  
the property commonly known as 1534 Princeton Ave, Trenton, NJ  
08638, shall remain attached to the property in the amount of \$10,500.00  
and is hereby avoided as to the balance.

Date: \_\_\_\_\_

\_\_\_\_\_  
Hon. Kathryn C. Ferguson

In re:  
Thomas A. Maslowski  
Debtor

Case No. 19-21722-KCF  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Oct 05, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 07, 2021:

Recip ID	Recipient Name and Address
db	+ Thomas A. Maslowski, PO Box 3278, Mercerville, NJ 08619-0278

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 07, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 5, 2021 at the address(es) listed below:

Name	Email Address
Andrew M. Lubin	on behalf of Creditor Bank of America N.A. bkecf@milsteadlaw.com, alubin@milsteadlaw.com
Andrew Thomas Archer	on behalf of Debtor Thomas A. Maslowski aarcher@spillerarcherlaw.com bankruptcy@brennerlawoffice.com;mcdoherty_187750@ecf.courtdrive.com;R64966@notify.bestcase.com
Barry Frost	trustee@teichgroh.com NJ94@ecfbis.com;frost@remote7solutions.com
Denise E. Carlon	on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Phillip D. Berger	on behalf of Creditor MBC Ventures LLC Berger@BergerLawPC.com
Rebecca K. McDowell	

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on behalf of Creditor SANTANDER BANK N.A., F/K/A SOVEREIGN BANK, N.A. rmcowell@slgcollect.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7